

Call to Order:

Attendance:

Bob Moses  
Chair-Janet Aldrich  
James Proffitt  
Mary Simon

Brian Bush  
Kris Walker  
Secretary-Dennis Hisle  
Stacey Cox

Others in Attendance:

Minutes: October 2, 2023

1. A J Farms – 2 Lot Plat

**Property Owner(s)/Representative:** Jason & Amy Pair

**Surveyor:** Snyder & Associates

**Location:** NW corner of Beach Lane & W 190<sup>th</sup>, approximately .60 miles east of Hwy C, Lawson (S3-T53-R29)

**Explanation:** Dividing 41-acre parcel into 2 lots, Lot 1 = 26.91 acres vacant land, Lot 2 = 14.15 acres with an existing residence

**Rezoning Lot 2 of A J Farms – Lot 2 = 14.15 acres:** R-A (agricultural) to R-1 (rural residential)

2. Kilgore Farms, Replat Lots 1, 2, 3 – 4 Lot Plat

**Property Owner(s):** Mark & Brenda Kilgore and Kevin Dunlap

**Surveyor/Representative:** Northland Surveying (Tyler Connor)

**Location:** North side of Blain Hill Rd, approximately .50 miles east of Fox Ln, Orrick (S34 & 35-T52-R29)

**Explanation:** Redrawing the interior lines of Kilgore Farms Plat to divide original Lot 1 into 2 lots, creating Lot 1A = 14.39 acres (vacant land) and Lot 1B = 4.95 acres (existing structure), the lines between original Lots 2 & 3 were adjusted minimally to create Lots 2A = 64.73 acres and Lot 3A = 4.27 acres.

**Rezoning Lots 1A & 1B of Kilgore Farms, Replat Lots 1, 2, 3 – Lot 1A = 14.39 acres:** R-A (agricultural) to R-1 (rural residential) and Lot 1B = 4.95 acres: R-A (agricultural) to R-1A (low density residential)

3. Jonathan Acres – 2 Lot Plat

**Property Owner(s):** Constance O'Dell

**Surveyor/Representative:** Northland Surveying (Tyler Connor)

**Location:** East side of J P O'Dell Rd, approximately .17 miles east of Hwy C, Rayville (S18 & S19-T53-R28)

**Explanation:** Dividing 57.5 acres into 2 lots: Lot 1 = 27.05 acres and Lot 2 = 30.00 acres

**Rezoning:** N/A – Both lots keep R-A (agricultural) zoning classification

**4. Freedom Estates – 2 Lot Plat**

**Property Owner(s):** Jason Conley

**Surveyor/Representative:** Northland Surveying (Tyler Connor)

**Location:** NW corner of W 120<sup>th</sup> and S New Garden Rd, approximately 1.92 miles south of Hwy 10, Excelsior Springs (S17-T52-R29)

**Explanation:** Dividing 34.7 acres into 2 lots: 17.35 acres each

**Rezoning Lots 1 & 2 of Freedom Estates** – Lots 1 & 2 = 17.35 acres each: R-A (agricultural) to R-1 (rural residential)

**5. Toby J Houser – 1 Lot Plat**

**Property Owner(s):** Melissa Houser

**Surveyor/Representative:** Sisco Land Surveying (Tom Sisco)

**Location:** SW corner of W 228<sup>th</sup> and McKee Rd, approximately .25 miles east of Palmer Rd, Polo (S8-R54-R28)

**Explanation:** Dividing 10 acres vacant land from 66.5 acres to create Lot 1

**Rezoning Lot 1 of Toby J Houser** – Lots 1 = 10.00 acres: R-A (agricultural) to R-1 (rural residential)

**6. Knutter Kountry – 1 Lot Plat**

**Property Owner(s):** William (Billy) Knutter, Jr

**Surveyor/Representative:** Sisco Land Surveying (Tom Sisco)

**Location:** East side of Rock Falls Rd, approximately 1.2 miles west of Albany Rd, Orrick (S2-R51-R29)

**Explanation:** Platting existing 15.00-acre parcel for compliance for new modular home

**Rezoning Lot 1 of Knutter Kountry** – Lot 1 = 15.00 acres: R-A (agricultural) to R-1 (rural residential)

**7. Donkey Creek Farm – 2 Lot Plat**

**Property Owner(s):** Freddie Todd

**Surveyor/Representative:** Sisco Land Surveying (Tom Sisco)

**Location:** North side of Shach Creek Rd, approximately .42 miles west of Hwy O, Orrick (S8-R54-R28)

**Explanation:** Dividing 27.24 acres into 2 lots: Lot 1 = 3.00 acres and Lot 2 = 23.86 acres

**Rezoning Lot 1 of Donkey Creek Farm** – 1 = 3.00 acres: R-A (agriculture) to R-1A (low density residential)

**8. Schwarz Acres – 2 Lot Plat**

**Property Owner(s):** Tim & Rhonda Schwarz

**Surveyor/Representative:** Sisco Land Surveying (Tom Sisco)

**Location:** North end of Schwarz Lane, approximately 1/2 mile north of Hwy EE, Richmond (S28-R52-R28)

**Explanation:** Dividing 40-acre parcel into two lots: 19.85 acres each

**Rezoning:** N/A – Both lots keep R-A (agricultural) zoning classification

**9. Conditional Use Application – Recreation & Entertainment, Outdoor Use**

**Property Owner(s):** Ray Rocks, LLC (Marianne D’Amato and Devin Wilmoth)

**Location:** North side of Hwy 10, approximately .90 miles west of Rabbit Farm Rd, Rayville (S18 & 19-R52-R28)

**Current Zoning =** R-A (agricultural)

**Explanation:** Allow expansion of the resort (riding trails) into the remainder of the 55 acres situated at the NW corner of the property

**10. Hardship Renewals**

**Anthony Wheatcraft – Renewal #6**

Allow Anthony & family to live in mobile home until construction of permanent residence is completed  
North side of W 128<sup>th</sup>, approximately .18 miles east of Hwy O, Excelsior Springs (S9-T52-R29)

**Tobi Lackey – Renewal #1**

Temporary housing for son and family in order to save for purchase of home  
North side of Fitch Rd, approximately .30 miles west of Swofford Rd, Richmond (S35-T52-R28)

**Alice Perry – Renewal #6**

Allow mobile home on 1.12 acres  
North side of Hwy 10, approximately 325 feet east of Pettis Rd, Rayville (S19-T52-R28)

## 11. Old Business

### Discussion – Ray Rocks

Review and possibly modify conditions that were forwarded to Ray County Commission and voted on, September 20, to uphold the Planning & Zoning Boards, 9-11-23, recommendation to approve the review of the Conditional Uses that were set forth regarding: Recreation & Entertainment, Outdoor (original permit and expansion permit), RV camping, cabins, and primitive camping.

Conditions put in place upon approval of CUP for Recreation & Entertainment, Outdoor

- The applicants are to come before the board yearly for review for the first five years
- No racing
- Must hold all trails at least 30 feet from all surrounding property lines
- Property boundaries must be identified and clearly marked with signage
- Must apply to MODot for adding a turn lane
- Must cooperate with law enforcement an issue arises with a patron of the park

Conditions modified or added at P & Z 9-11-23 and RCC 9-20-23

- No racing, modified to: No racing of any type, timed or head-to-head, allowed on park property with any type of motorized vehicle
- Set Park hours from 8 a.m. to 10 p.m. for park operation and trails unless utilizing campground facilities, excluding safety checks made by property owners and designated representatives

Wilmoth and D'Amato had extensive discussion with the Commission prior to their vote being taken. It was agreed that the rules would stand as is from 9-20-23 to 11-6-23 (next available agenda opening for P & Z) to allow Planning & Zoning to look at some possible modifications discussed with the Planning & Zoning Office and the County Commission.

- Approval for up to 15 special events, annually  
Permission of such events would be described out in detail and put on the Commissioner's agenda for review and a vote
- Service Road Setback Exception – need layout and measurements of specific area that is not able to meet the 30-foot setback/buffer requirement (does this require discussion about fence maintenance/repair if damage done because does not meet setback in that area)

## 9. Adjourn: